

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Plat, P 10-2-03 Long Lake Ranches Plat III, Sentech Engineering, Inc/G L Homes, 3201 Hiatus Road/Generally located at the southwest corner of Hiatus Road and SW 26 Street

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS LONG LAKE RANCHES PLAT III AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF:

This plat is a subdivision replat of the original boundary plat for Parcel "C" of "Long Lake Estates II" (P.B. 170, PGS. 188-194, B.C.R.). The subject site, located at the southwest corner of Hiatus Road and SW 26 Street, consists of approximately 157.68 acres. The parcel is zoned AG, Agriculture District. The plat is restricted to 132 single-family detached units. Each single-family lot consists of a minimum of 35,000 square feet, net dry. Access to the site is via a 100-foot access opening on Hiatus Road. This access was previously approved and recorded on the boundary plat. A non-vehicular access line (NVAL) exists on the east limit of the plat adjacent to Hiatus Road except the 100-foot access opening, and the north limit of the plat adjacent to SW 28 Street.

A 50-foot private road is dedicated to the Town of Davie, Central Broward Water Control District and Long Lake Ranches Homeowners Association, Inc. for ingress/egress, drainage and utility purposes within the plat. A 6.5-foot drainage easement and a 22-foot canal maintenance easement are provided on the east side of the 60-foot canal along Hiatus Road, while a 23-foot canal maintenance easement is provided on the west side of the canal on the lots. A 29.5-foot easement adjacent to the west side of Hiatus Road is dedicated as buffer and open space.

The Hiatus buffer consists of 118 feet from the east perimeter line of the plat to the lot lines. The original approved boundary plat indicates that the 118 feet consists of a 48-foot canal, a 20-foot canal maintenance easement, and a 50-foot landscape easement. The replat has amended the cross-section of the 118 feet by increasing the canal to 60 feet (Parcels F-3 and G-3) with a 28.5-foot canal maintenance and recreation trail easement (Parcels F-2 and G-2), as required by Central Broward Water Control District. This 28.5 feet consists of a 6.5-foot swale, a 10-foot bridle path, a 6-foot clear zone and a 6-foot bike/pedestrian path. As such, the landscape

easement has been reduced to 29.5 feet (Parcels F-1 and G-1), while the original buffer remains at 118 feet. The 22-foot canal maintenance easement consists of 10-foot equestrian trail while the 29.5-foot landscape easement consist of 6-foot sidewalks and 23.5-foot landscaping buffers including entrance features at the front entrance, continuous hedges, and layers of shade trees and accent trees.

Twenty-four-foot (24') lake maintenance easements are provided around the lakes within the plat. Fifteen-foot (15') utility easements are provided along the rear property lines of perimeter lots. Ten-foot (10') utility easements are provided along the front property lines of all lots within the plat.

The proposed replat is identical to the approved boundary plat in terms of density, access, use, location, and dedications except for the easements and buffer along Hiatus Road. It is consistent with the Comprehensive Plan and Land Development Code.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 14, 2004 Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Turin, to approve (Motion carried 4-0, Mr. McLaughlin absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event, sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Attachment(s): Plat, Resolution, Future Land Use Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS LONG LAKE RANCHES III AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the subdivision to be known as Long Lake Ranches Plat III has been approved by the Town Planning and Zoning Board on April 14, 2004.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as Long Lake Ranches Plat III is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2004.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2004.

Application #: P 10-2-03, Long Lake Ranches Plat III **Revisions:** 4/19/04
Exhibit "A" **Original Report Date:** 4/9/04

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

<u>Owner:</u>	<u>Agent:</u>
Name: G L Homes	Name: Suntech Engineering, Inc.
Address: 1401 University Dr.	Address: 1600 W. Oakland Park Blvd.
City: Coral Springs, FL 33071	City: Ft. Lauderdale, FL 33311
Phone: (954) 753-1444	Phone: (954) 777-3123

Background Information

Application History: No deferrals have been requested.

Planning and Zoning Board Recommendations: At the May 14, 2004 Planning and Zoning Board meeting, the board made a motion to approve (Motion carried 4-0, Mr. McLaughlin absent).

Application Request: Approval of the resolution for the proposed replat of Parcel C of Long Lake Estate II

Address/Location: 3201 Hiatus Road/Generally located at the southwest corner of Hiatus Road and SW 26 Street

Future Land Use Plan Designation: Residential (1DU/AC)

Existing Zoning: AG, Agricultural District

Existing Use: Vacant

Proposed Use: 132 Single-Family homes

Parcel Size: 157.68 acres

<u>Surrounding Use:</u>	<u>Surrounding Land</u>
North: Single-family Homes	<u>Use Plan Designation:</u>
South: Vacant Land	Residential (1DU/AC)
East: Single-family Homes	Residential (1DU/AC)
	Residential (1DU/AC)

West: Single-family Homes

Residential (1DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District

South: AG, Agricultural District

East: R-1, Estate Dwelling District, A-1, Agricultural District, AG, Agricultural District

West: R-1, Estate Dwelling District

Zoning History

Previous Requests on Same Property:

On September 6, 2000, the Town Council approved the boundary plat, Long Lake Estates II Plat, by Resolution No. R 2000-210. The plat includes Parcel A, B, and C, and is restricted to 454 single-family homes.

On August 1, 2001, the Town Council approved the site plan for Long Lake Ranches, SP 11-2-00, for the construction of 372 single-family homes.

On January 12, 2001, Town Council approved R 2001-018, a resolution amending the conditions of approval for R 2000-210, the Long Lake Estates II Plat.

On July 3, 2001, Town Council approved R 2001-192, a developer's agreement to provide roadway concurrency for the Long Lake Estates II Plat.

R 2001-311, a developer's agreement to provide for the issuance of building permits while platting is in process for the properties at 3501 Nob Hill Road, 3304 Hiatus Road, and 3201 Hiatus Road, was approved by Town Council on November 11, 2001.

On June 5, 2002, the Town Council approved the subdivision plat, Long Lake Ranches Plat I, for Parcel A by Resolution No. R 2002-132.

On April 15, 2003, the Town Council approved the subdivision plat, Long Lake Ranches Plat II, for Parcel B by Resolution No. R 2003-132.

Applicable Codes and Ordinances

Section 12-360(B) of the Land Development Code, platting requirements.

Section 12-363 through Section 12-367, Plat Administration.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The proposed plat is in Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 1: Land Development Regulations, Policy 1-6:* Platting shall be required, pursuant to the Plan Implementation Section of this Plan.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Uses portion of the Implementation Section.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Application Details and Staff Analysis

This plat is a replat of Parcel "C" of "Long Lake Estates II" (P.B. 170, PGS. 188-194, B.C.R.). The subject site is located at the southwest corner of Hiatus Road and SW 26 Street.

The applicant's submission indicates the following:

1. *Site:* The subject site area consists of approximately 157.68 acres.
2. *Restrictive Note:* The plat is restricted to 132 single-family detached units. Each single-family lot consists of a minimum of 35,000 square feet.
3. *Dedications:*
 - a. Parcel A, a 50-foot private road, is dedicated to the Town of Davie, Central Broward Water Control District and Long Lake Ranches Homeowners Association, Inc. for ingress/egress, drainage and utility purposes.
 - b. Parcels B and C are lakes dedicated to the Long Lake Ranches Homeowners Association, Inc. for water management purposes. Parcels B and C are surrounded by a 24-foot lake maintenance easement.
 - c. Parcel D, containing 127,787 square feet (2.93 acres), is dedicated to the Long Lake Ranches Homeowners Association, Inc. for private recreational purposes.
 - d. Parcel E, a 20-foot recreational trail located along the west property line from the south boundary line to SW 37 Court, is dedicated to the public for pedestrian and equestrian purposes.
 - e. Parcels "F-1" and "G-1", 29.5-foot easements along the west side of Hiatus Road, are dedicated for buffer and open space purposes.
 - f. Parcels "F-4" and "G-4" are dedicated as 35-foot open space and landscape buffers on either side of the entrance road.

- g. Parcels "F-2" and "G-2", 28.5-foot easements west of Parcels "F-1", "F-4", "G-1" and "G-4" along Hiatus Road, are dedicated for pedestrian and equestrian ingress and egress and canal maintenance purposes.
- h. Parcels "F-2" and "G-2" are 60-foot drainage canals dedicated to the Central Broward Water Control District.

The Hiatus buffer consists of 118 feet from the east perimeter line of the plat to the lot lines. The original approved boundary plat indicates that the 118 feet consists of a 48-foot canal, a 20-foot canal maintenance easement, and a 50-foot landscape easement. The replat has amended the cross-section of the 118 feet by increasing the canal to 60 feet (Parcels F-3 and G-3) with a 28.5-foot canal maintenance and recreation trail easement (Parcels F-2 and G-2), as required by Central Broward Water Control District. This 28.5 feet consists of a 6.5-foot swale, a 10-foot bridle path, a 6-foot clear zone and a 6-foot bike/pedestrian path. As such, the landscape easement has been reduced to 29.5 feet (Parcels F-1 and G-1), while the original buffer remains at 118 feet. The 22-foot canal maintenance easement consists of 10-foot equestrian trail while the 29.5-foot landscape easement consist of 6-foot sidewalks and 23.5-foot landscaping buffers including entrance features at the front entrance, continuous hedges, and layers of shade trees and accent trees.

- 4. *Access:* Access is via a 100-foot access opening on Hiatus Road. This access was previously approved and recorded on the boundary plat. A non-vehicular access line (NVAL) exists on the east limit of the plat adjacent to Hiatus Road except the 100-foot access opening, and the north limit of the plat adjacent to SW 28 Street.
- 5. *Easements and Reservations:*
 - a. A 28.5-foot drainage and canal maintenance easement is provided on the east side of the 60-foot canal along Hiatus Road, while a 23-foot canal maintenance easement is provided on the west side of the canal.
 - b. Twenty-four-foot (24') lake maintenance easements are provided around the lakes within the plat.
 - c. Fifteen-foot (15') utility easements are provided along the rear property lines of perimeter lots.
 - d. Ten-foot (10') utility easements are provided along the front property lines of all lots within the plat.

Staff Analysis and Findings of Fact

The proposed replat is in light with the approved boundary plat in terms of density, access, use, location, and dedications. It is consistent with the Comprehensive Plan and Land Development Code.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

3. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
4. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Board Recommendation

At the May 14, 2004 Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Turin, to approve (Motion carried 4-0, Mr. McLaughlin absent).

Town Council Action

Exhibits

Plat, Future Land Use Map, Subject Site, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____